



TOWN OF
STONEHAM
MASSACHUSETTS

Town Hall
35 Central Street
Stoneham, Massachusetts 02180

BOARD OF APPEAL
781-279-2695

STONEHAM BOARD OF APPEALS AGENDA

NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, June 23, 2016

Hearing Room

7:00 P.M. DISCUSSION

Confirm next meeting.

Appeal of Building Inspector Decision 41 Montvale Avenue

7:30 P.M. PUBLIC HEARINGS

• **41 Montvale Avenue**

Ernest Agresti

Continuation

The petitioner is seeking a variance to erect an LED monument sign at the above location and to change the sign multiple times per day. Section 6.7.5 prohibits signs that are animated, moving, flashing, and that change multiple times.

• **Celico Partnership dba Verizon Wireless**

McLane Middleton

The petitioner is seeking a variance of the Zoning bylaws, Section 4.7 in order to mount a wireless canister antenna attachment to an existing utility pole #58/27, 107 Main Street, owned by Eversource. The Highway Business District does not allow wireless facilities in the district.

• **103 Collincote Street**

Laura Ryan & Eric Creech

The petitioner is seeking a variance in the Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to enlarge and enclose the existing side porch. The side setback is 10 feet in Residence A Zoning District

• **68 High Street**

Francis Walsh

The petitioner is seeking an appeal construct a 29'x50' garage with a bathroom at 68 High Street. Section 4.2.2.2, Accessory Uses defines a garage as a place to house vehicles. The installation of a bathroom in a garage is not proper and usual in Residence A district.

• **101 ½ Franklin Street**

Represented by Max Kasper Design Build

The petitioners, Ruth Phillion & Steven Cote, 101 ½ Franklin Street, are seeking a variance in the Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to demolish and construct a new single family

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dwelling. The required frontage for Residence A Zoning District is 90 feet. The proposed has 0 feet of frontage.

- **81 High Street**

Khatchik & Dana Ohannessian

The petitioner is seeking a variance in the Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to construct a 7'x36' farmer's porch. The front setback is 20 feet in Residence A Zoning District.

- **100 Fallon Road**

Represented by Eugene Argiro

The petitioner, Fallon Road Realty Group and the Appian Club, is seeking relief from Chapter 15 zoning, Section 6.3.3., Parking Layout. The requirement for parking for the use of a function hall is 1 space per 3 seats. The required parking for all of the uses at this location, 100 Fallon Rd., is 127 spaces. The number of parking spaces provided is 79 spaces. The proposed use of the Appian Club only operates nights and weekends and the existing use operates during the day.

- **612 Main Street**

Represented by Charles Houghton

The applicant, 612 Main Street Group LLC has submitted a petition to demolish the existing dwelling and garage and to construct a new two-family dwelling with attached two-car garage and two outside parking spaces at 612 Main Street, Stoneham, Massachusetts. Section 5.2.1 Dimensional Requirements requires minimum frontage in Residence B of 75 feet. The frontage on the proposed lot is 63 feet. Section 5.2.1 Dimensional Requirements requires a minimum lot size for a two-family in Residence B of 9,500 square feet. The lot size for the proposed two-family is 6,300 square feet. Section 5.2.1 Dimensional Requirements requires a front setback for Residence B of 15 feet. The proposed setback is 12 feet from the front property line. Section 5.2.1 Dimensional Requirement requires a side setback for Residence B of 10 feet. The proposed side setback is five feet from the side property line. Additionally, Section 5.2.1 Dimensional Requirements requires a maximum allowed lot coverage in Residence B of 20 percent. The proposed percent coverage is 29.1 percent.

- **48 Summerhill Street**

Represented by Charles Houghton

The applicants, Maria Uva and Domenica Saccoccio, have submitted a petition to relocate the lot line between 48 Summerhill Street and 1 Pershing Place into new Lot A-1 and new Lot B-1. Lot A-1, 1 Pershing Place, Stoneham will contain 7,915 square feet. Lot A-1 has an existing single family dwelling. No variance(s) will be required for this new lot as the new total square footage of this lot will be 7,915 square feet an increase from its current total square footage of 7,549 square feet. Lot B-1 at 48 Summerhill Street, Stoneham, Massachusetts is an existing single family dwelling and therefore 10,000 square feet are required for Residence A in accordance with Section 5.2.1. Lot B-1 will be in violation of this requirement as Lot B-1 will be reducing its square footage from 7,635 square feet to 7,269 square feet. Section 5.2.1 requires a minimum frontage in Residence A of 90 feet. The proposed frontage for Lot B-1 is 75.61 feet in violation of the frontage requirement. Additionally, Section 5.2.1 Dimensional Requirements and Section 5.3.6.1 require a side setback in Residence A of 10 feet for lot lines of corner lots which border on adjacent lots. The proposed side setback is 6.5 feet.